

136 Broadway Avenue – Zoning Amendment and Rental Housing Demolition Applications – Preliminary Report

Date: January 26, 2022

To: North York Community Council

From: Director, Community Planning, North York District

Wards: Ward 15 - Don Valley West

Planning Application Number: 21 234009 NNY 15 OZ; 21 234017 NNY 15 RH

Related Application: 21 234014 NNY 15 SA

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the application located at 136 Broadway Avenue for a development comprising a 12-storey residential building that includes a 5-storey base building element.

The Rental Housing Demolition application proposes to demolish the existing 39 rental dwelling units on the site and replace them in the new building.

The application has been circulated to all appropriate City divisions and public agencies for comment. City Planning staff will proceed to schedule a community consultation meeting for the application with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Planning staff schedule a Community Consultation Meeting for the Zoning By-law Amendment application located at 136 Broadway Avenue together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

THE SITE

Description: The site is rectangular in shape and has an approximate area of 1564.2 square metres, with a frontage on Broadway Avenue that measures approximately 34.05 metres and a depth of approximately 45.72 metres. The grading of the site is affected by a parking ramp with a steep downwards slope, located in the southwest quadrant of the site; the rest of the site is generally flat with minor slope downwards towards the southeast, northwest, and northeast corners of the site.

Existing Use(s): 6-storey rental apartment building with driveway access onto Broadway Avenue. The building contains a total of 39 rental units, all of which have affordable or mid-range rents.

Official Plan Land Use Designation: *Apartment Neighbourhoods*

Yonge-Eglinton Secondary Plan Designation: *Apartment Neighbourhoods*

See Attachments 4 and 5 of this report for the Official Plan Land Use Map and Yonge-Eglinton Secondary Plan Land Use Map, respectively.

The Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/>

The Yonge-Eglinton Secondary Plan can be found here: https://www.toronto.ca/wp-content/uploads/2019/07/96a5-CityPlanning_OPA405.pdf

Zoning: Under Zoning By-law no. 569-2013, the site is subject to the Residential Zone (R (d2.0) (x912)) with height limit of 38 metres.

See Attachment 6 of this report for the existing Zoning By-law Map. The City's Zoning By-law 569-2013 may be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

THE APPLICATION

Complete Application Submission Date: The subject zoning amendment application was deemed complete on January 4, 2022.

Description: A 12-storey (40.95 metres high, plus a 6.0 metre high mechanical penthouse) residential building, including a 5-storey base building element. Existing on site rental units would be replaced in the new building.

Density: 5.15 times the area of the site.

Dwelling Units: The proposed 111 dwelling units includes 63 one-bedroom (56.7%), 22 two-bedrooms (19.8%), and 26 three-bedrooms (23.4%).

Access, Parking and Loading: Internalized loading facilities are proposed to be accessed via the future shared driveway of a proposed development (currently under application review) on a west abutting property at 124 Broadway Avenue (file no. 21 169458 NNY 15 OZ).

The proposal also contains 24 parking spaces in a one-level underground garage; the garage will be accessed via the driveway and parking ramp of the proposed development in 124 Broadway Avenue.

Bicycle parking is proposed at 111 spaces, which includes 11 short term spaces and on the ground floor and outdoors, and 100 long term spaces in the underground garage.

Additional Information

See Attachments 2a and 2b, 3 and 7 of this report for a three-dimensional representation of the project in context, a site plan of the proposal, and the Application Data Sheet, respectively. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: <http://www.toronto.ca/136BroadwayAve>

Reason for the Application

The application proposes to amend the Zoning By-law no. 569-2013, to vary performance standards including but not limited to: gross floor area and floor space index; building height; building setbacks; bicycle parking rates; and vehicle parking rates. Additional amendments to the Zoning By-laws may be identified as part of the application review.

Rental Housing

The applicant has submitted an application for a Section 111 permit pursuant to Chapter 667 of the City of Toronto Municipal Code for the demolition of the existing rental housing units, as the subject lands contain six or more residential units, of which at least one is rental.

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has been submitted (file no. 21 234014 NNY 15 SA).

COMMENTS

ISSUES TO BE RESOLVED

The application has been circulated to City divisions and public agencies for comment. Staff will review this application to determine its consistency with the Provincial Policy Statement, conformity with A Place to Grow: Growth Plan for the Greater Golden Horseshoe, and conformity to the Official Plan.

City Council has declared a Climate Emergency, and set goals to achieve net zero greenhouse gas emissions by 2050 or sooner. To support strong communities and a high quality of life, development should positively contribute to its neighbourhood, including efforts toward climate change mitigation and resilience.

The following preliminary issues have been identified to be resolved:

- The overall appropriateness of the proposed development and its conformity with the objectives and policies of the Yonge Eglinton Secondary Plan and the Apartment Neighbourhood policies in the Official Plan;
- The overall fit and transition of the proposed building with respect to its proposed density and height, and the existing and planned context including its relationship to street proportion and its relationship to the adjacent properties. These aspects include but are not limited to:
 - Appropriateness of the setbacks to the front, side, and rear property lines;
 - Appropriateness of tower floorplate size and tower separation distances;
 - Appropriateness of the base building height in relation to the Broadway Avenue right-of-way width, and adequacy of the tower setbacks above the 6th floor; and
 - Consideration of consolidating the subject proposal with the application at 124 Broadway Avenue, both proposed by the same developer, to produce built form and public realm that benefits the sites and the adjacent area;
- The shadow and wind impacts on the public realm, including a proposed park at the northeast quadrant of Mount Pleasant Road and Broadway Avenue per the Yonge-Eglinton Secondary Plan;
- Privacy overlook, shadow, and wind impacts on adjacent properties;
- The quality of the public realm as improved by and interfaced with the proposed development, particularly improvements that implement the Park Street Loop Public Realm Move of the Yonge-Eglinton Secondary Plan. These aspects include but are not limited to:

- The relationship of the ground floor and lower levels of the building to the street;
- The preservation of existing mature public and private trees and the adequate provision of additional street trees along Broadway Avenue;
- Adequate provision of at-grade, landscaped open space;
- Adequate provision of deep street frontage along Broadway Avenue to accommodate street furniture, bicycle parking, and unencumbered sidewalks; and
- The location and alignment of a new midblock connection in the subject block (Map 21-9 of the Yonge-Eglinton Secondary Plan);
- The existing traffic control conditions on Broadway Avenue, anticipated traffic generation and potential movement-conflicts;
- Safety and feasibility of current configuration for shared access to parking and loading facilities to both the subject proposal and the proposal in 124 Broadway Avenue. Moreover, the configuration of the knock-out wall connections between the garages, has implications for the layout and number of parking spaces, utilities, and other facilities;
- Adequacy of proposed parking supply;
- Replacement of existing rental housing units, and appropriate actions to mitigate displacement of rental tenants;
- The provision of affordable housing;
- Provision of high quality amenity spaces;
- The unit mix and size with respect to the Yonge-Eglinton Secondary Plan and the City's Growing Up: Planning for Children in New Vertical Communities guidelines;
- The infrastructure capacity (water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development;
- The applicant is encouraged to pursue Tier 2, 3 or 4 of the Toronto Green Standard, for climate change mitigation and resilience purposes;
- The need for a pet relief area and on-site pet facilities with respect to the Pet Friendly Design Guidelines and Best Practices for New Multi-Unit Buildings; and
- The provision of in-kind benefits pursuant to Section 37 of the Planning Act, in the event the application proceeds to approval..

Additional Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

NEXT STEPS

City Planning staff will host a Community Consultation Meeting.

City staff will work with the applicant to resolve the preliminary issues discussed in this report and any additional issues that may be identified by staff and the public. City Planning staff will report back at the appropriate time in the review of the application.

A Statutory Public Meeting will be held, as required by the Planning Act, at a North York Community Council meeting, when a Final Report is prepared.

CONTACT

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SIGNATURE

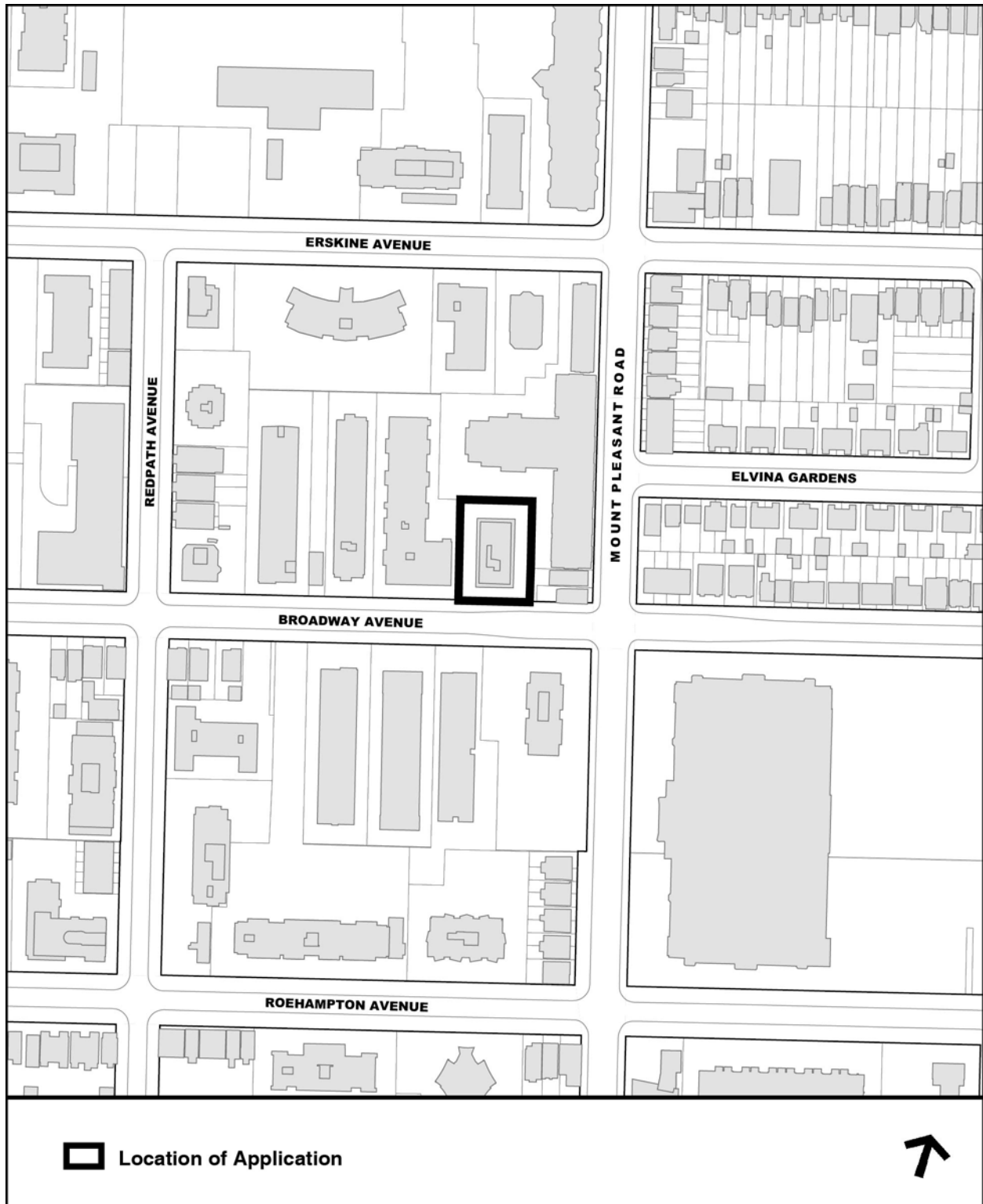
David Sit, MCIP, RPP, Director

Community Planning, North York District

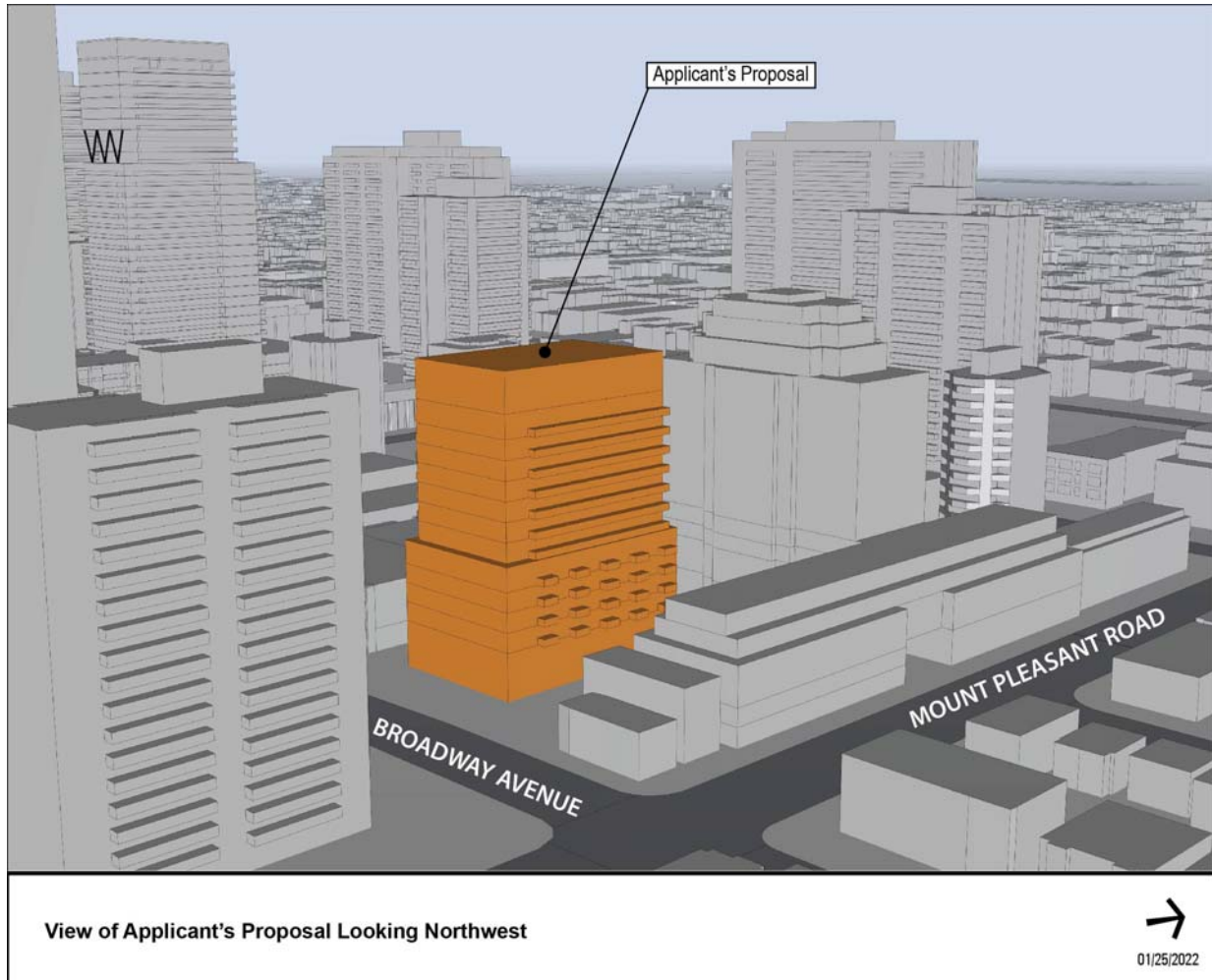
ATTACHMENTS

Attachment 1: Location Map
Attachment 2a: 3D Model of Proposal in Context Looking Northwest
Attachment 2b: 3D Model of Proposal in Context Looking Southeast
Attachment 3: Site Plan
Attachment 4: Official Plan Map
Attachment 5: Yonge-Eglinton Secondary Plan Map
Attachment 6: Zoning By-law no. 569-2013 Map
Attachment 7: Application Data Sheet

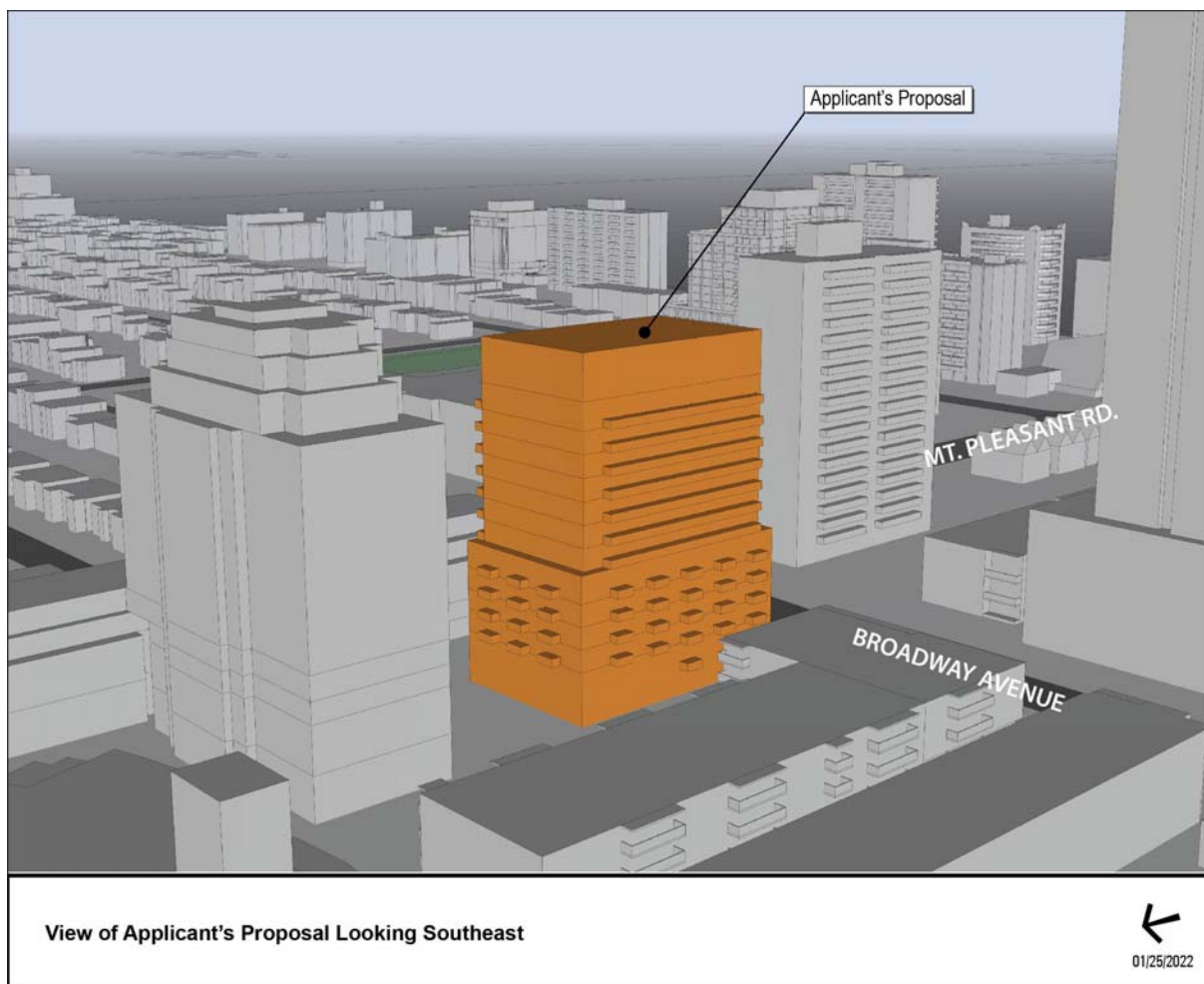
Attachment 1: Location Map



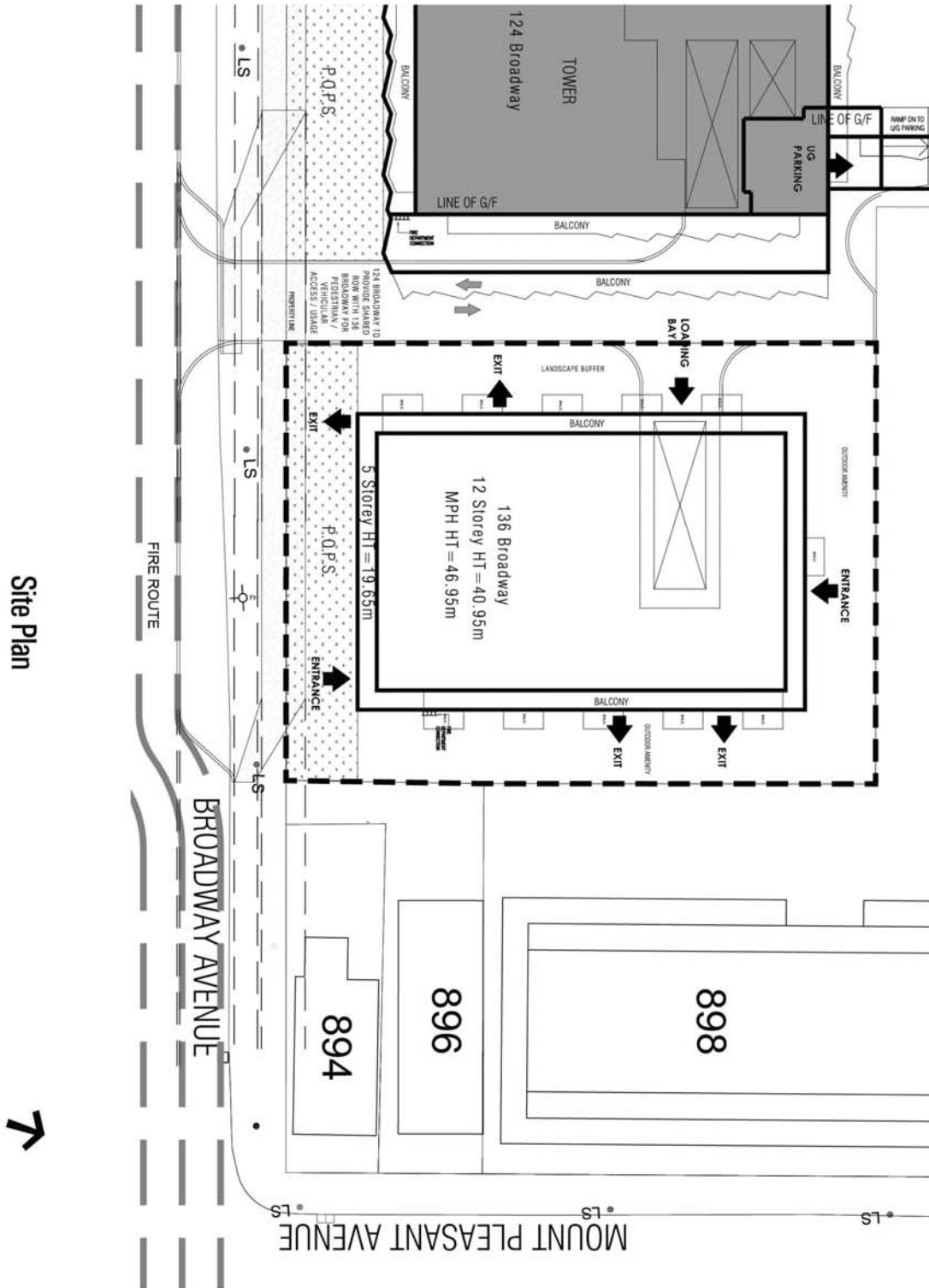
Attachment 2a: 3D Model of Proposal in Context Looking Northwest



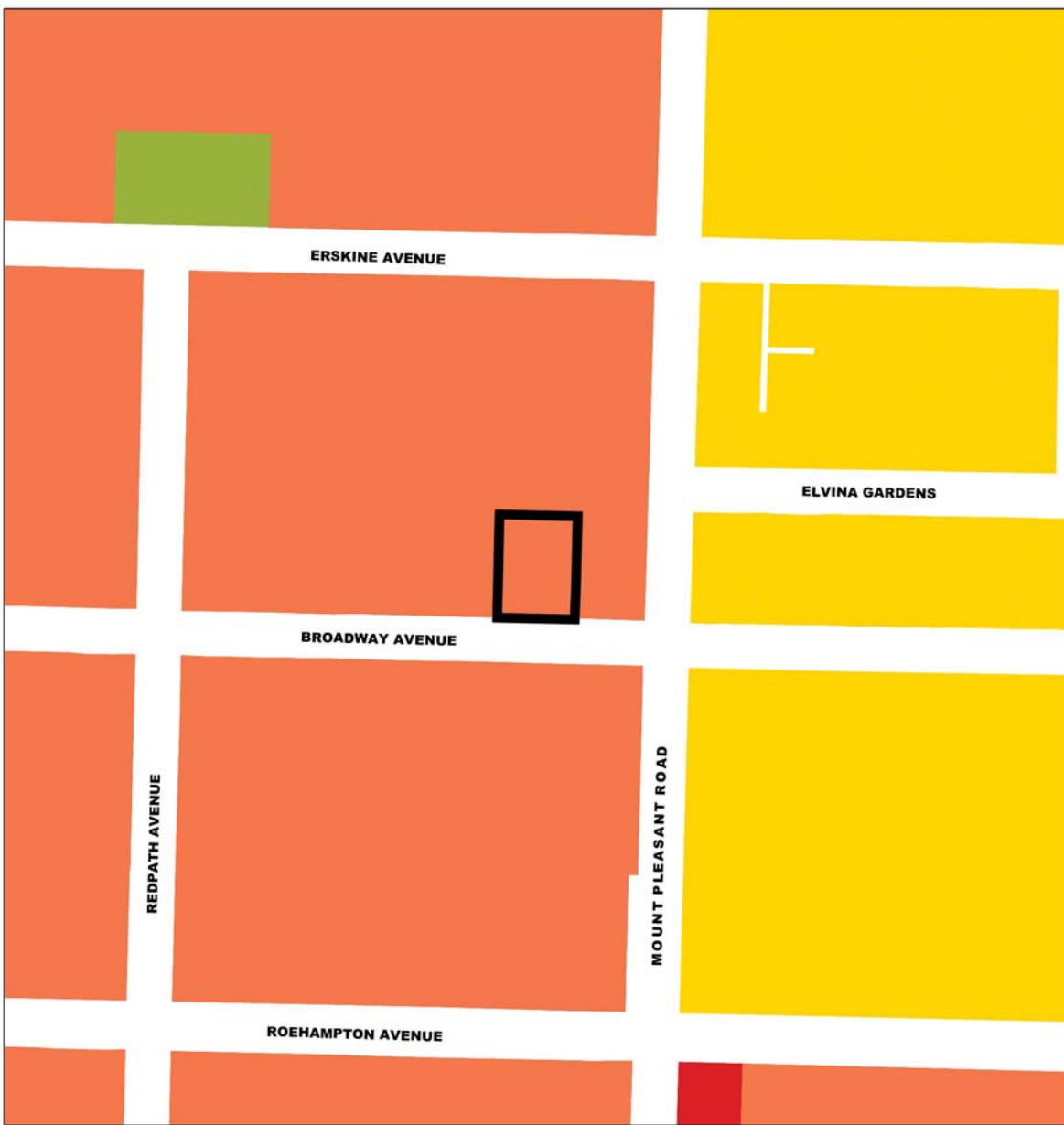
Attachment 2b: 3D Model of Proposal in Context Looking Southeast



Attachment 3: Site Plan



Attachment 4: Official Plan Map



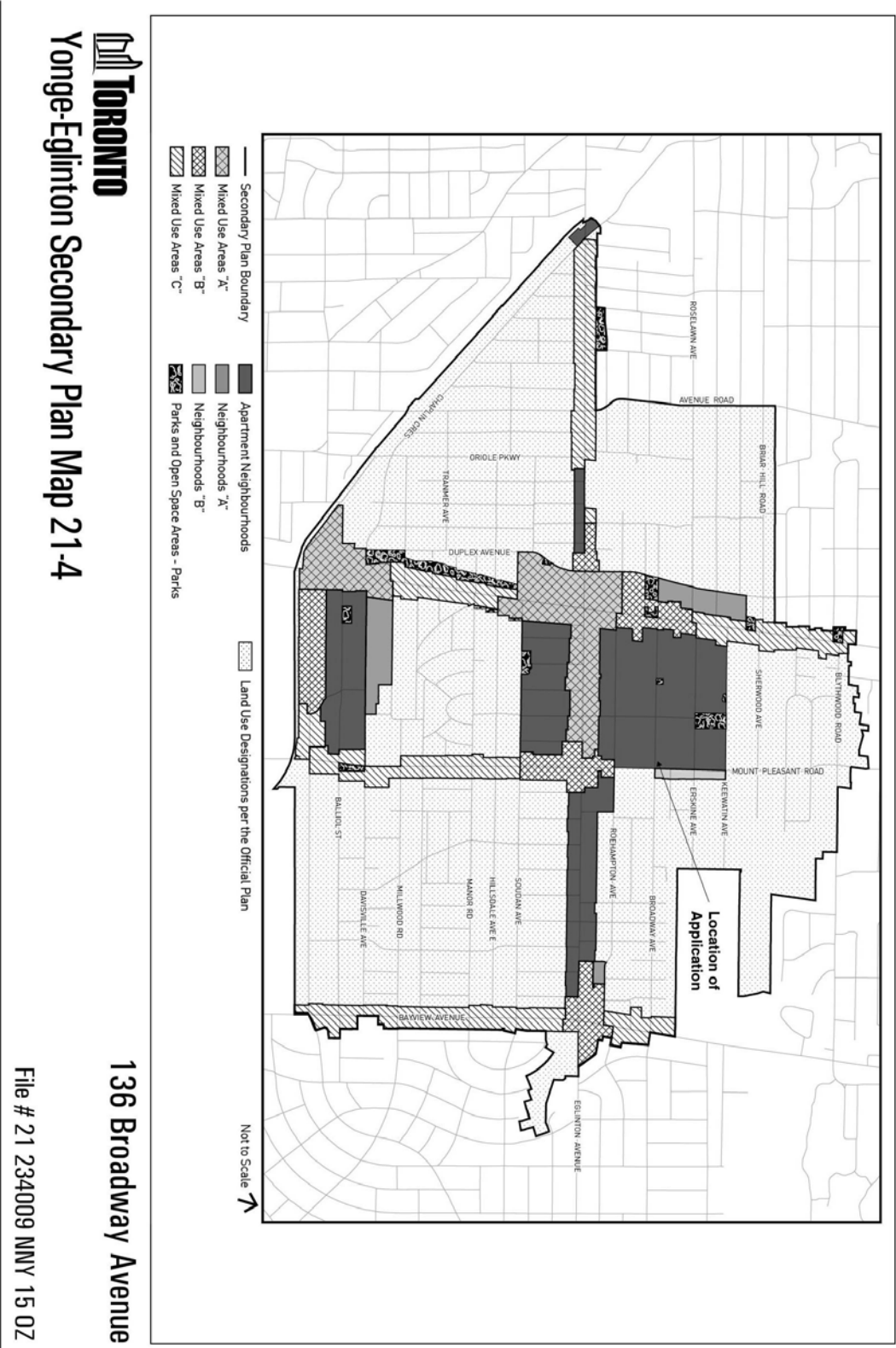
Official Plan Land Use Map #17

136 Broadway Avenue

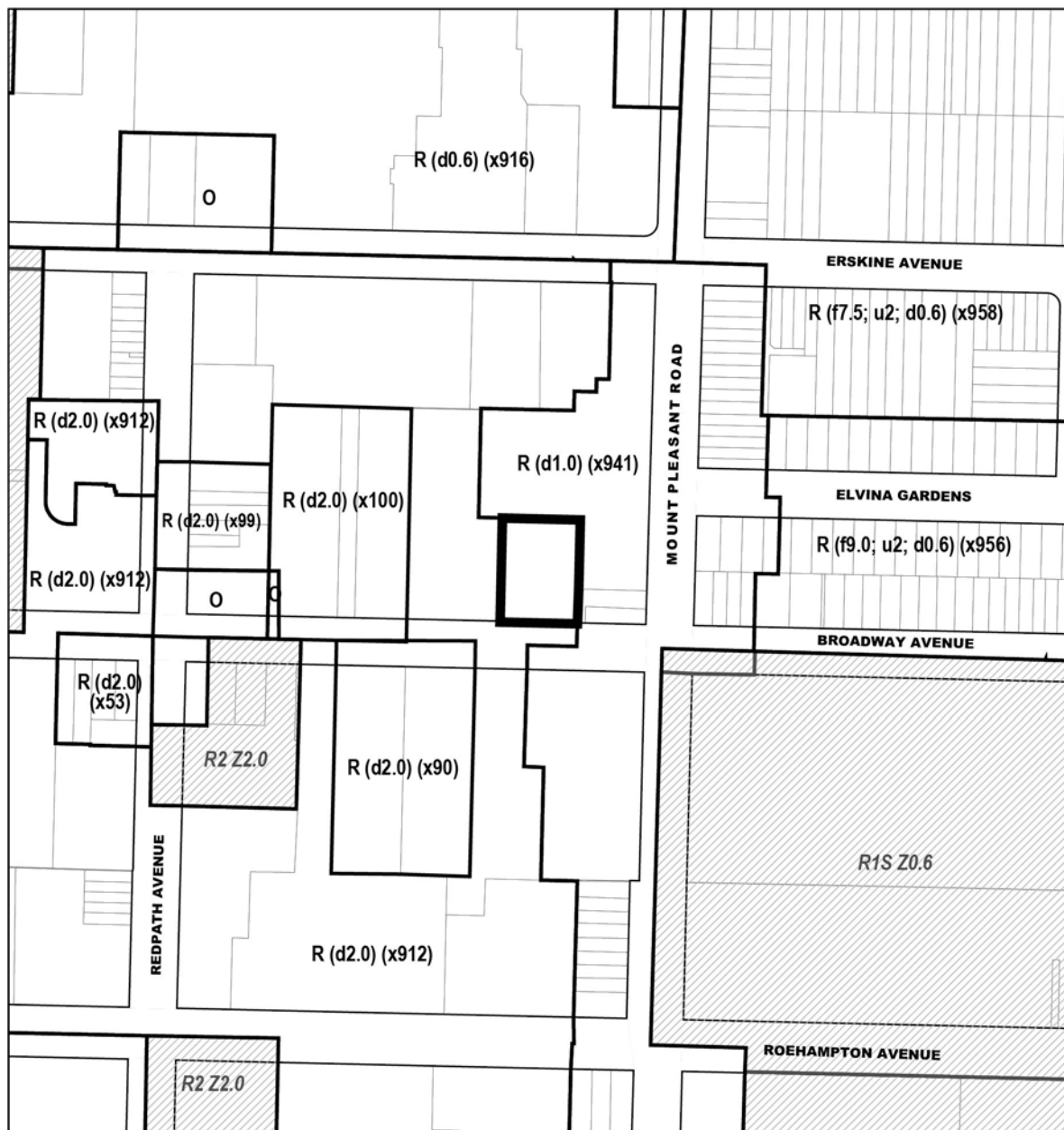
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Not to Scale
Extracted: 11/08/2021



Attachment 6: Zoning By-law no. 569-2013 Map



Zoning By-law 569-2013

136 Broadway Avenue

File # 21 234009 NNY 15 0Z



Location of Application

R
CR
O

Residential
Commercial Residential
Open Space



See Former City of Toronto By-law No. 438-86
R2 Residential District



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Extracted: 11/08/2021

Attachment 7: Application Data Sheet

Municipal Address: 136 BROADWAY AVENUE Date Received: November 4, 2021
 Application Number: 21 234009 NNY 15 OZ
 Application Type: Rezoning
 Project Description: Zoning By-law Amendment application to permit a 12-storey residential building, comprised of 111 dwelling units (of which, 39 are rental replacement), a total gross floor area of 8,061 square metres and 24 parking spaces.

Applicant	Agent	Architect	Owner
RESERVE PROPERTIES LTD (C/O MONICA SILBERBERG), 110 Eglinton Avenue East, Suite 500, Toronto, ON, M4P 2Y1		IBI GROUP ARCHITECTS (CANADA) INC., 55 St. Clair Avenue, 7th Floor West, Toronto, ON, M4V 2Y7	THE RW 136 LAND CORPORATION, 110 Eglinton Avenue East, Suite 500, Toronto, ON, M4P 2Y1

EXISTING PLANNING CONTROLS

Official Plan Designation:	Apartment Neighbourhoods	Site Specific Provision:	N
Zoning:	R (d2.0) (x912)	Heritage Designation:	N
Height Limit (m):	38	Site Plan Control Area:	Y

PROJECT INFORMATION

Site Area (sq m): 1,564.2 Frontage (m): 34.05 Depth (m): 45.72

Building Data	Existing	Retained	Proposed	Total
Ground Floor Area (sq m):	545		787	787
Residential GFA (sq m):	3,356		8,061	8,061
Non-Residential GFA (sq m):				
Total GFA (sq m):	3,356		8,061	8,061
Height - Storeys:	6		12	12
Height - Metres:	16		41	41

Lot Coverage Ratio (%) : 50.31 Floor Space Index: 5.15

Floor Area Breakdown	Above Grade (sq m)	Below Grade (sq m)
Residential GFA:	7,983	78
Retail GFA:		
Office GFA:		
Industrial GFA:		
Institutional/Other GFA:		

Residential Units by Tenure	Existing	Retained	Proposed	Total
Rental:	39	0	39	39
Freehold:				
Condominium:			72	72
Other:				
Total Units:	39	0	111	111

Total Residential Units by Size

	Rooms	Studio	1 Bedroom	2 Bedroom	3+ Bedroom
Retained:					
Proposed:			63	22	26
Total Units:			63	22	26

Parking and Loading

Parking Spaces:	24	Bicycle Parking Spaces:	111	Loading Docks:	1
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CONTACT:

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